

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

November 29, 2011

Mrs. Burry called the Board to order at 7:30 p.m. with a salute to the flag. Mrs. Burry read the following statement: "In accordance with the provisions of the Open Public Meetings Law – Chapter 21, P.L. 1975 public notice was provided in accordance with the Annual Notice procedures (C10:4-28) of said Act."

ROLL CALL:

PRESENT: Mrs. Burry, Mr. Hesslein, Committeeman Fitzgerald, Mrs. Feury, Mrs. McInerny, Mrs. Mordarski, Mr. Oberer and Mr. Taeschler

ABSENT: Mr. Kilbride and Mrs. Johnson (both excused)

Mrs. Burry wished Mr. Hesslein much happiness in his move away from the Township, which will occur near the end of the year. She thanked him for his outstanding contributions to the work of the Committee and to maintaining the lovely rural atmosphere of Colts Neck.

Mrs. Burry inquired whether Mrs. Feury, Mrs. Mordarski, and Mr. Taeschler wish to be reappointed. Each agreed that they want to be reappointed. Mrs. Burry reminded them that the Township Reorganization Meeting will be held on Saturday, January 7, 2012. Mrs. Burry further announced that Mrs. Johnson will be sending invitations to the Annual Holiday Gathering.

On a motion by Mr. Hesslein, seconded by Mrs. Mordarski, the minutes of the October 25, 2011 meeting were accepted with the addition of the notation that it was decided that the Annual Holiday Gathering would be held at the Lincroft Inn on Tuesday, December 13, at 7:30 PM.

OLD BUSINESS

Mr. Fitzgerald reported that the Planning Board has been very quiet and received few applications.

Mr. Hesslein reported that the Brunsdan application was approved by the Zoning Board, as were applications for Adler and Welch.

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NEW BUSINESS

Douglas Wicks, Block 1.1, Lot 46, 26 Mountainside Drive, appeared on behalf of his application for the addition of cosmetic dormers to the roof of a 45-year-old ranch house. The roof needs to be replaced, and the dormer additions will take place simultaneously. The current roof is white. The new dimensional 120-mph roof will be taupe. The house is brick-faced and cedar planked. The additions are solely for esthetic purposes. The only functional change will be attic lights in the dormer. The application is fully compliant. Mr. Hesslein suggested adding architectural interest to the chimney-top. Mrs. McNerny will write a report.

Steven Shields, Block 52, Lot 4, 14 Water Street, appeared on behalf of his application for construction of a 4,100 sq. ft. Durabilt Custom Homes modular single family residence, and a detached pole barn, on 4.75 acres. The house will be built behind the existing 60-year-old house, which will then be demolished. The house foundation will be brown and grey limestone, and the chimney will be clad in the same. Siding will be putty-colored hardiplank. The house will have a Bellagio front door and carriage-style garage doors. The pole barn, intended for equipment and a gym, will be clay-colored with black trim, and feature a cupola. Mrs. Burry noted that at one time there was an ordinance that disallowed modular homes. Mr. Fitzgerald remarked that earlier modular homes were constructed in such a way that required inspections could not be performed, which might have been the reason for the ordinance. There are several types of modular homes that have been constructed in the Township in the recent past. Mrs. Burry suggested that if the ordinance is no longer needed that it be deleted. Mrs. Mordarski will write a report, noting that there is a question regarding conformity.

Thomas Jacobson, Block 51, Lot 2.25, 6 Squan Song Lane, appeared on behalf of his application for improvements to the entry of an existing home, which he described as dark and boxy like a mausoleum. On the existing footprint, the new entry will consist of an archway over the door, to be consistent with existing arches, with a palladian window above. The application is fully conforming. Mr. Taeschler will write a report.

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Jon Schultz, with builder Steve Rubin, Block 20, Lot 10.09, 22 Liberty Knoll, appeared on behalf of Mr. & Mrs. Schultz's application for the addition of a 576 sq. ft. pool cabana containing changing room, kitchenette, full bathroom, sitting room with cathedral ceiling, and a covered porch that resembles the arch of the house. The brick veneer, vinyl siding and dimensional shingle roof will match the house. Mrs. Feury will write a report.

Adler, ZB883, Block 38, Lot 14, 230B Swimming River Road, has submitted an application for the addition of a deck to an existing home. No report will be written, as this has already been approved by the Zoning Board.

Welch, ZB882, Block 7.14, Lot 10, 13 Wedgewood Drive, has submitted an application for the addition of a detached garage. No report will be written, as this has already been approved by the Zoning Board.

Overbrook Estates, PB688, Block 50, Lots 4, 17 & 23, Hockhockson Road, has submitted an application for a subdivision, and requested that the ordinance be revised to permit the affordable housing requirement to be fulfilled by having an outside agency build a group home on the lot closest to Route 18. A new ordinance has not yet been passed by the Township Committee. The latest plan revisions reflect the group home rather than lots for affordable single family residences. Mr. Oberer will write a report, indicating that this application is not within the Board's purview, and reiterating our concerns about the environmental sensitivity of the tract.

Agreement was reached that meetings begin at 7:00 PM.

On a motion by Mr. Hesslein and seconded by Mrs. Mordarski, the meeting was adjourned at 8:47 PM. The next meeting will be on Tuesday, January 24, 2012, at **7:00 PM** at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary